

±6,190 SF Retail For Lease

First Light

2000 3RD AVE, SEATTLE WA



CBRE

First Light

Retail Experience

Retail at First Light will be curated to reflect the site's proximity to Seattle's vibrant cultural center.

- 4 retail spaces available
- Soaring 20'+ ceiling height
- Designed to LEED standards
- Ideal for coffee shop, market / bookstore, restaurant, or bar concepts





Area Highlights

- Located in the heart of the vibrant Belltown neighborhood at 3rd Avenue and Virginia Street
- Two blocks from Seattle’s #1 tourist attraction, the Pike Place Market, boasting 14+ million annual visitors
- Close to cultural institutions such as Seattle Center, the Space Needle, and Climate Pledge Arena
- Walking distance to the South Lake Union neighborhood, home of Apple, Amazon, Meta, and more

Demographics

	1 Mile	3 Mile	5 Miles
Daytime Population	237,893	459,182	735,488
Residential Population	78,984	256,381	504,979
Average HH Income	\$163,964	\$173,584	\$175,993
Residential Units in Pipeline	15,629	27,449	39,103
Office SF Under Construction	1,346,527	1,455,184	2,131,205



Project Plan

Overall Gross Floor Area: 550,000 SF

48 Total Floors

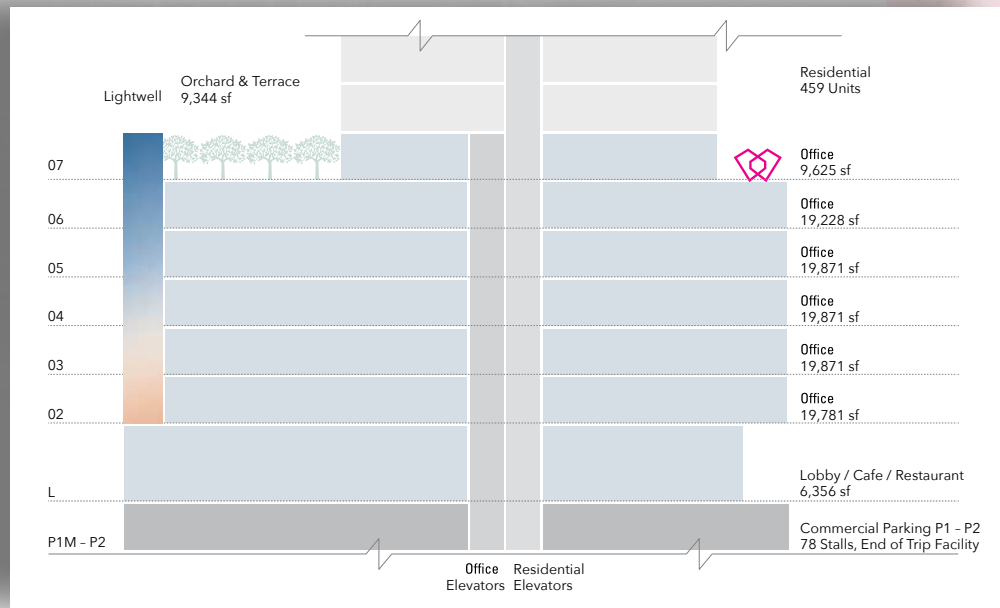
459 Residential Condominiums

Orchard Terrace (Floor 8 Common Area): 9,344 SF

115,000 SF Office Space on 6 Floors

78 Commercial Parking Stalls

3 Commercial Elevators



Residential Floors 9 - 48

Floor 7

Floor 6

Floor 3 - 5

Floor 2

Retail

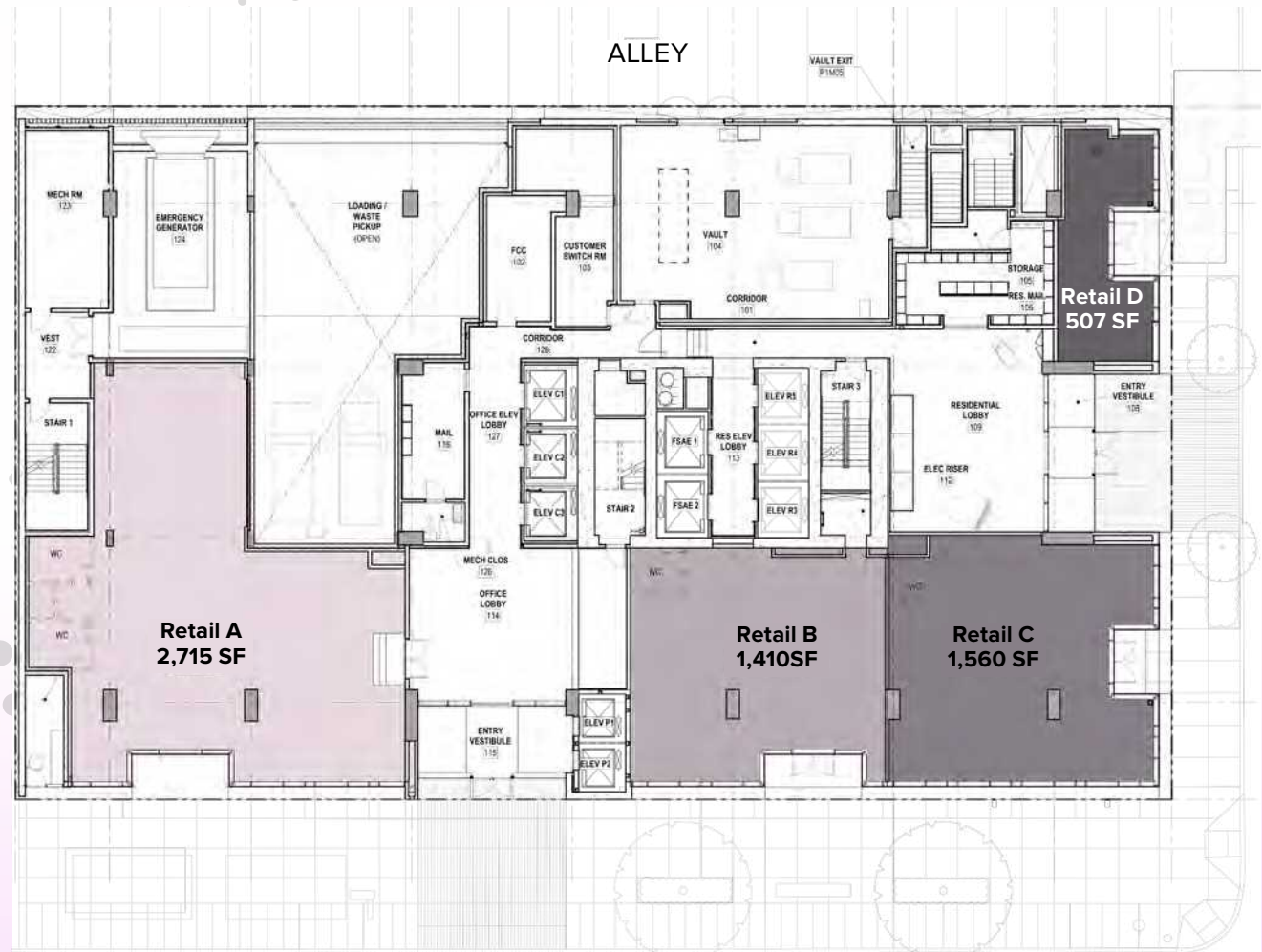


Retail Plan

IDEAL FOR COFFEE SHOP, MARKET / BOOKSTORE, RESTAURANT, OR BAR CONCEPTS

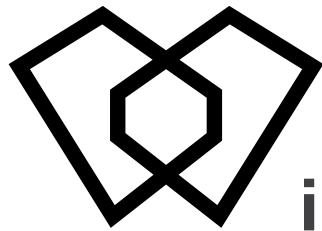
- Retail A: 2,715 SF
- Retail B: 1,410 SF
- Retail C: 1,560 SF
- Retail D: 507 SF

Retail B+C can be combined
for 2,970 SF



3RD AVENUE

VIRGINIA STREET



westbank in Seattle

Museum House

WB1200

First Light

Westbank is drawn to Seattle as a challenge and an opportunity. The city's economy is built on innovation, and Westbank sees enormous potential for this creativity to manifest itself in the built environment. Westbank hopes to bring a body of work that reflects Seattle's vibrancy while bringing a meaningful degree of artistry.



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